

**TRPA
GOVERNING BOARD
PACKETS**

**JULY
1994**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

NOTICE IS HEREBY GIVEN that on July 27 and 28, 1994, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The July 27 session will commence at 9:30 a.m. at the South Lake Tahoe City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California. The July 28 session will commence at 9:30 a.m. at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada. The official agenda is attached hereto and made a part of this notice.

All Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on July 27, 1994, commencing at 8:30 a.m. at the same location, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the June financial statement and check register; 3) request for FY 93-94 and FY 94-95 TDA funds (\$236,000) by El Dorado County for STAGE; 4) Placer County request for LTF funds (\$263,931) for TART operating assistance; and 5) request by Washoe County for air quality mitigation funds (\$28,000) to purchase a passenger shuttle van for Incline. (Finance Committee: Neft, Lau, Kanoff, vacancy, Chairman Bennett)

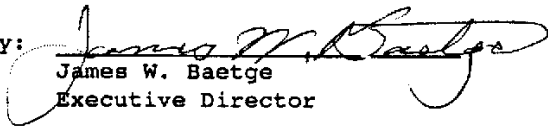
NOTICE IS FURTHER GIVEN that on July 27, 1994, at 8:30 a.m. in the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) settlement offer concerning League to Save Lake Tahoe v. TRPA and Committee for Lake Planning v. TRPA case (Douglas County Community Plan litigation); 3) settlement offer concerning Lawyers Title Insurance Company v. TRPA; 4) reallocation of Bitterbrush mitigation fund and determination of diligent pursuit; and 5) settlement offer concerning TRPA v. Schumacher and Williamson (Schumacher II). (Legal Committee: Upton, Westergard, Waldie, Cronk, Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on July 27, 1994, at 12:00 noon, in the same location, the Retirement Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) designation of Jim Baetge as secretary to the Committee; 3) disbursement of retirement funds to former TRPA employees (Ziegler, Lear, Thomas, Hardy, Blanck, and Norberg). (Retirement Committee: Bradhurst, Solt, Baetge, vacancy, Chairman Neft)

NOTICE IS FURTHER GIVEN that on July 28, 1994, at 9:00 a.m., at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada, the Capital Financing Committee will meet. The agenda will be: 1) public interest comments (no action); 2) capital financing plan and improvement program; and 3) local jurisdiction lists for City of South Lake Tahoe, Douglas County, and El Dorado County. (Financing Committee: Bennett, Westergard, Cronk, Waldie, Chairman Upton)

Date: July 18, 1994

By:


James W. Baetge
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

South Lake Tahoe City Council Chambers
1900 Lake Tahoe Boulevard
South Lake Tahoe, California

July 27, 1994
9:30 a.m.

TRPA Office, 308 Dorla Court
Zephyr Cove, Nevada

July 28, 1994
9:30 a.m.

All items are action items unless otherwise noted.

OFFICIAL AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, Appeal and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE GOVERNING BOARD IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. APPROVAL OF MINUTES
- V. APPROVAL OF AGENDA
- VI. CONSENT CALENDAR (see page 3)
- VII. PROJECT REVIEW

A. Schafer/Peterson, Pier Relocation/Expansion and Multiple-Use Determination, Washoe County APN 122-162-17 101-112

VIII. PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS

- A. Update of the Short-Range Transit Plan 113-117
- B. Amendment of Plan Area 111, Tahoe Island (Residential), to Add the Special Designation of TDR Receiving Area of Multi-Residential Units 118-128
- C. Amendment of Plan Area 067, Marla Bay/Zephyr Heights (Residential) to Add Douglas County APN 05-182-01 to Commercial Special Area #1 129-140
- D. Amendment to Chapters 2, 3, 4, 8 18, 20, 22, 24, 30, 38, 52, 54, 73, 78, and 91 Pertaining to Clarification and Simplification of the Code 141-154

E. Amendment of Rule 2.10 of the Rules of Procedure Pertaining to Elimination of Tentative Agendas 155-158

IX. MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY (RTPA)

- A. Public Hearing on Unmet Transit Needs, El Dorado County, Adoption of Resolution 159-
- B. Public Hearing on Unmet Transit Needs, Placer County, Adoption of Resolution 166
- C. Request for FY 93-94 and FY 94-95 Transportation Development Act Funds (\$236,000) to El Dorado County for STAGE, Adoption of Resolution 167-169
- D. Request for LTF Funds (\$263,931) by Placer County for TART Operating Assistance 170-

X. ADMINISTRATIVE MATTERS

- A. Proposed 1994-95 Work Program, Workload Model and Three-Year Strategic Plan Update 171-
- B. Proposed Activities Using the Partnership Approach Pursuant to the Recommendations of the Nevada Legislative Committee to Continue the Review of TRPA 172-178
- C. Appointment of Board Members to Committees 179-180

XI. PLANNING MATTERS

- A. Status Report on Community Plan Schedules 181-185
- B. Status Report on Shorezone EIS and Cumulative Impact Study 186-188
- C. Notice of Preparation of an Environmental Impact Report/Statement for the South Tahoe Public Utility District A-Line Export Pipeline Relocation Project 189-193
- D. Status Report on South Lake Tahoe Redevelopment Project No. 1 (Ski Run Hotel) and Proposed Amendments to 1989 South Lake Tahoe Redevelopment Agreement 194-198

XII. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
 - 1. Report on Committee Meeting
 - 2. Receipt of June Financial Statement and Check Register
- B. Legal Committee
 - 1. Report on Committee Meeting

- pag #5
199-227
2. Settlement Offers Concerning League to Save Lake Tahoe v. TRPA and Committee for Lake Planning v. TRPA Cases (Douglas County Community Plan Litigation)
 3. Settlement Offer Concerning Lawyers Title Insurance Company v. TRPA
 4. Settlement Offer Concerning TRPA v. Schumacher and Williamson (Schumacher II) 228-229
- C. Capital Financing Committee
1. Report on Committee Meeting

XIII. REPORTS

- A. Executive Director
1. Monthly Status Report
- B. Agency Counsel
1. Monthly Status Report
- C. Governing Board Members (No Action)

XIV. RESOLUTIONS - 11:45 a.m., Wednesday, July 27

- A. For Former Executive Director Dave Ziegler
- B. For Former Governing Board Member Keith Klein
- C. Other

XV. ADJOURNMENT

CONSENT CALENDAR	
<u>Item</u>	<u>Recommendation</u>
1. Release of Air Quality Mitigation Funds (\$28,000) to Washoe County for Purchase of Passenger Shuttle Van for Incline	Approval /-
2. Lake Valley Fire District, Fire Station Addition and El Dorado County Household Waste Collection Facility, 2211 Keetak, Meyers, El Dorado County APN 35-262-11	Approval of Findings and Conditions 2-15
3. Douglas County Sewer Improvement District No. 1., Flow Equalization Facility, Treatment Plant Road, Douglas County APN 05-010-04	Approval of Findings and Conditions 16-22
4. Sagan Design Group, New Commercial Office Building, 2790 Lake Forest, Placer County APNs 93-036-05, -18, and -19	Approval of Findings and Conditions 23-34

- 5. Fulton Water Company, New Well and Water Tank Addition, 640 Carnelian Road, Cedar Flat, Placer County APN 92-170-43 Approval of Findings and Conditions 35-44
 - 6. Vedanta Society, Sanitation Salvage Timber Harvest, Placer County APN 91-120-01 Approval of Findings and Conditions 45-58
- Land Capability Challenges:
- 7. Lake Tahoe Airport, El Dorado County APN 32-100-07 Approval 59-81
 - 8. Anthony Correa, El Dorado County APN 033-391-02 Approval 82-85
 - 9. Jack Drinkwater, Washoe County APN 125-503-25 Approval 86-92
 - 10. John Thornhill, Washoe County APN 131-233-23 Approval 93-100

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that any item be removed from the calendar, it will be taken up separately in the appropriate agenda category.

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

- Article III (g) Public Law 96-551

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527

MEMORANDUM

July 13, 1994

To: TRPA Governing Board

From: TRPA Staff

Subject: Release of Air Quality Mitigation Funds (\$28,000) to Washoe County for Purchase of a Passenger Shuttle Van for Incline Village

Proposed Action: To approve the release of \$28,000 of Air Quality Mitigation Funds to Washoe County to purchase a passenger van that will provide shuttle services in the Incline Village area.

Staff Recommendation: Staff recommends the release of \$28,000 to Washoe County to purchase a passenger van. The van will be used to provide shuttle services in the Incline Village area of Washoe County.

Discussion: Section 93.5 of the TRPA Code of Ordinances specifies the manner in which air quality mitigation funds are to be used and distributed. The mitigation fees collected by TRPA are held in a trust account for the jurisdictions within which projects are being completed. TRPA disburses these funds to the jurisdictions upon their request, provided TRPA finds that the proposed use of the mitigation funds is consistent with TRPA's adopted Regional Transportation Plan - Air Quality Plan for the Lake Tahoe Region.

Washoe County has submitted a request for the release of Air Quality Mitigation funds in the amount of \$28,000. The proposal submitted is for the purchase of a passenger van to be utilized by the Incline Village General Improvement District (IVGID). Currently the IVGID Recreation Center is not directly served by the Tahoe Area Regional Transit (TART) system. The passenger van will provide shuttle services between the schools and the Recreation Center for after-school activities, in addition to providing shuttle services for special activities.

Staff has reviewed Washoe County's request for the release of air quality mitigation funds held by TRPA. The proposed use of the funds is consistent with the Regional Transportation Plan - Air Quality Plan for the Lake Tahoe Region.

If there are any questions regarding this agenda item, please contact Bridget Mahern at (702) 588-4547.

/bm

Consent Calender Item 1

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Lake Valley Fire Station #7 Addition and El Dorado County Household Hazardous Waste Collection Facility

Application Type: Public Service Facility Addition

Applicant: Lake Valley Fire District/El Dorado County Environmental Health Department

Applicant's Representative: John Ceko/Virginia Huber

Agency Planner: Kathy Canfield, Associate Planner

Location: 2211 Keetak Street, Meyers, El Dorado County

Assessor's Parcel Number/File Number: APN 35-262-11/940471

Staff Recommendation: Staff recommends approval of the subject project. The required actions and recommended conditions are outlined in Section F of this staff summary.

Project Description: The applicant is proposing to add a household hazardous waste collection facility at the existing fire station. Trained fire district personnel will receive hazardous household waste from the community every Saturday between 8:00 a.m. and 12:00 p.m. The collection and packaging of the hazardous waste will be in accordance with the specifications of El Dorado County, the California Department of Health Services, the United States Department of Transportation, and the United States Environmental Protection Agency. Additions to the fire station site for the household hazardous waste collection facility will include a 60 square foot storage building and a 1,000 gallon waste oil storage tank. No other similar permanent facilities exist in the south shore area.

The fire station is also proposing to add a two-story addition to the existing building. The proposed project will provide 2,370 square feet of additional parking and storage facilities for fire apparatus and 1,264 square feet of additional living quarters for fire fighters.

Site Description: The project area is located within the Meyers Community Plan. The site contains an existing fire station, a training tower, and parking lot. The site is nearly level and has areas of disturbed vegetation. Surrounding land uses include U.S. Forest Service land to the north, vacant industrial land to the south, residential land uses to the east, and State Highway 89 to the west.

Issues: The proposed project involves a public service facility addition with greater than 1,000 square feet of floor area which, therefore, requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA

/KC
07/12/94

CONSENT CALENDAR ITEM NO. 2

Code of Ordinances. The primary project related issue is conformance with the Meyers Community Plan:

Meyers Community Plan:

The project area is located within the Meyers Community Plan. At the time of review of the proposed fire station project, the Meyers Town Council's review authority had not been activated by El Dorado County. TRPA staff consulted with available members of the Meyers Town Council Design Review Committee who did not object to the proposed project. The design standards listed in the Meyers Community Plan have been incorporated into the review of this project.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within the Meyers Community Plan, Special Area #4. The Land Use Classification is Commercial/Public Service and the Management Strategy is Mitigation. Agency staff has reviewed the subject Community Plan and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity (local public health and safety facilities) is an allowed use.
- C. Land Coverage:
1. Land Capability District:
The verified land capability district for the 60,200 square foot project area is Class 5.
 2. Allowable Land Coverage:
 $60,200 \times 25\% = 15,050$ square feet

3. Existing Land Coverage:

Buildings:	3,400 square feet
Storage:	176 square feet
Pavement:	17,991 square feet
Compacted Dirt:	1,945 square feet
BBQ:	168 square feet
Walkways:	<u>320 square feet</u>
Total:	24,000 square feet

4. Proposed Land Coverage:

Buildings:	5,706 square feet
Storage:	92 square feet
Pavement:	18,548 square feet
Compacted Dirt:	0 square feet
BBQ:	168 square feet
Walkways:	596 square feet
Storage Tank:	<u>84 square feet</u>
Total:	25,194 square feet

5. Land Coverage Mitigation:

The applicant shall be required to mitigate the existing excess land coverage existing within the project area (8,950 square feet). Also, Subsection 20.3.B(4) allows for public health and safety facilities to transfer the minimum amount of additional land coverage needed at the site (1,194 square feet) subject to certain findings. These findings can be found in Section E of this staff summary. Transferred land-coverage is not subject to water quality mitigation.

D. Building Height: The building site has a cross slope of 1%. With the proposed roof pitch of 4:12, the maximum allowable building height for the project is 29-feet, 0-inches. Subsection 22.4 of the TRPA Code of Ordinances allows for public service buildings to acquire 4 feet of additional height subject to certain findings. These findings can be found in Section E of this staff summary. With the additional 4 feet, the proposed building height (31-feet, 0-inches) is consistent with the height requirements of Chapter 22 of the TRPA Code of Ordinances.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 20 and 22 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can be made.

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals

and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

- a. Land Use: The applicant will be required to apply Best Management Practices (BMPs) to the entire project area and to mitigate the existing excess land coverage within the project area. The proposed use (local public health and safety facilities) is an allowed use within the Meyers Community Plan, Special Area #4.
 - b. Transportation: The proposed household hazardous waste facility is expected to generate 18 additional daily vehicle trip ends (dvte) which is defined as an insignificant increase by the TRPA Code of Ordinances. The proposed fire station addition will not generate any additional dvte. The applicant shall be required to mitigate all additional dvte generated by the project.
 - c. Conservation: The proposed project is visible from State Highway 89 which is designated as a TRPA scenic unit. As a condition of approval, the applicant will be applying design standards consistent with the Meyers Community Plan which are consistent with the recommendations of the TRPA Scenic Quality Improvement Program (SQIP). There are no known special interest species, sensitive or uncommon plants, or historical or cultural resources within the project area.
 - d. Recreation: This project does not involve any recreation facilities or uses.
 - e. Public Service and Facilities: The proposed project is an addition to an existing public service facility. The proposed hazardous waste facility and fire station addition are accessory to the existing fire station.
 - f. Implementation: The project does not require any allocations of development. The project appears on the TRPA List of Additional Public Service Facilities.
2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A

copy of the completed checklist will be made available at the Governing Board hearing and at TRPA.

3. Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

4. The project is on the list of additional public service facilities if required pursuant to Section 33.5.

The proposed project has been included on the TRPA List of Additional Public Service Facilities.

5. There is no feasible alternative that would reduce land coverage.

The project area requires the additional land coverage to allow for adequate turning room for fire trucks and other fire apparatus.

6. The project, because of its unusual configuration or service requirement, requires special consideration.

The large amount of fire fighting equipment requires area to maneuver. Storage for the equipment and living quarters for the fire fighters is also needed on site.

7. The facility primarily serves the needs of persons other than those who are, or will be, residents of the lands in question, or the owners of the land in question.

The proposed fire station addition and the household hazardous waste facility will serve the residents of El Dorado County.

8. When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, but not from a distance of less than 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

When viewed from State Route 89, the proposed project will not extend above the forest canopy or a ridgeline.

9. With respect to that portion of the building which is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

The existing building is screened from public view by vegetation located between the building and State Route 89. The proposed addition will not obstruct views by the public.

10. The function of the structure requires a greater maximum height than otherwise provided for in Chapter 22.

The proposed additional height is needed to allow adequate height for fire fighting equipment storage.

- F. Required Actions: Agency staff recommends that the Governing Board approve the project by making the following motions based on this staff summary and the evidence contained in the record:

I. A motion based on this staff summary, for the findings contained in Section E above, and a finding of no significant environmental effect.

II. A motion to approve the project, based on the staff summary, subject to the following conditions:

A. The Standard Conditions of Approval listed in Attachment Q.

B. Prior to final acknowledgement of the permit, the following special conditions of approval must be satisfied:

1. The site plan shall be revised to include:

a. All proposed development. Two separate site plans illustrating separate phases of development are not acceptable.

b. The following land coverage calculations:

Allowable Land Coverage:

60,200 x 25% = 15,050 square feet

Existing Land Coverage:

Buildings:	3,400 square feet
Storage:	176 square feet
Pavement:	17,991 square feet
Compacted Dirt:	1,945 square feet
BBQ:	168 square feet
Walkways:	<u>320 square feet</u>
Total:	24,000 square feet

Proposed Land Coverage:

Buildings:	5,706 square feet
Storage:	92 square feet
Pavement:	18,548 square feet
Compacted Dirt:	0 square feet
BBQ:	168 square feet
Walkways:	596 square feet
Storage Tank:	<u>84 square feet</u>
Total:	25,194 square feet

Existing Excess Land Coverage: 8,950 square feet

Transferred Land Coverage: 1,194 square feet

- c. Temporary erosion control structures located downslope of the proposed construction area.
 - d. Vegetation protective fencing around the entire construction site.
 - e. Parking barriers surrounding all parking and driveway areas to restrict access to paved surfaces only.
 - f. Identification and protection of all Western Juniper trees (if any) within the project area consistent with the Meyers Community Plan.
 - g. Location and screening of trash enclosures. All trash enclosures shall be "bear-proof".
 - h. Location of snow storage areas.
 - i. Location of all proposed fences within the project area. All fences shall be constructed of wood consistent with the Meyers Community Plan.
 - j. Location of all exterior building and parking lot lighting. All lighting shall conform to the Meyers Community Plan, Appendix A, Exterior Lighting Guidelines (enclosed with permit).
 - k. Proposed construction staging area.
2. The fire station elevation drawings shall be revised to include:
- a. Wood trim on all block windows.

- b. Vertical orientation to proposed window on west elevation drawing. This could include adding mullions to proposed window to create three individual panes of glass.
 - c. Wood railings for proposed deck.
 - d. Building materials that consist of wood and/or natural stone sidings for the west elevation and the north and south elevation when visible from the public right-of-way.
 - e. Notes indicating TRPA approved colors and materials for proposed building. Samples of colors and materials shall be submitted to TRPA for review and approval prior to acknowledgement of the TRPA permit.
 - f. Revision of the east building elevation to include the appurtenance for fire hose storage that is shown on the west elevation drawing.
- 3. The permittee shall submit a \$360 air quality mitigation fee. This fee is based on 18 additional daily vehicle trip ends (dvte) assessed at \$20 per each dvte.
 - 4. The permittee shall mitigate excess land coverage on this property by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 5.

The excess coverage mitigation fee shall be calculated as follows:

- (1) Estimated Project Construction Cost x 0.0225.

Please provide a construction cost estimate by your contractor, architect or engineer. Costs are only those labor and material costs associated with building a structure. Non-structural items such as floor coverings, fixtures, non-bearing walls, and windows are not included. In no case shall the mitigation fee be less than \$100.00.

Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed use the following formula:

- (2) Excess coverage mitigation fee (per formula (1), above) divided by \$5.00 per square foot.

If you choose this option, please revise your final site plan and land coverage calculations to account for the coverage removal.

5. The permittee shall provide engineered calculations demonstrating that the proposed Best Management Practices (BMPs) shall provide infiltration for a 20 year/1 hour storm event. Roof runoff and parking lot area shall be included in the calculations. Grease/sand/oil separators shall be included where appropriate prior to discharge into an infiltration system. The permittee shall demonstrate that all runoff will be treated onsite, including driveway runoff. Slotted drains at the driveway property lines shall be included.
6. The permittee shall submit a cost estimate for all required BMPs within the entire project area. The security required under Standard Condition 2 of Attachment Q (included with permit) shall be equal to 110 percent of the estimated BMP costs.
7. The permittee shall submit a landscape/revegetation/ plan and a fertilizer management plan for the entire project area. Additional landscaping, including trees, shall be located adjacent to the existing paved driveway to break up public views from State Highway 89 to the site.
8. The permittee shall provide a BMP maintenance schedule for TRPA review and approval.
9. The permittee shall transfer 1,194 square feet of land coverage to this parcel. All transferred coverage shall be from land capability class 1 through 5, or from any IPES parcel, and be located within Hydrologic Area 5. (Note all coverage transfers must be in compliance with Chapter 20 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure. Land coverage transfers will require a separate TRPA review and approval.)
10. The permittee shall submit a projected construction completion schedule to TRPA.
11. The permittee shall submit five sets of final construction drawings and site plans to TRPA.